

WILLIE T. WRIGHT TENANT ASSOCIATION

123 Prince Street, #2D
Newark, NJ 07103

PROVISIONAL BY-LAWS

ARTICLE I. NAME

The name of the organization shall be the Willie T. Wright Tenant Association.

ARTICLE II. PURPOSE

Section I. Generally the organization shall:

- A) Hold meetings of the tenants to discuss ideas and suggestions and develop and implement plans, which serve the goal of making the keeping the Willie T. Wright Apartments safe, decent and affordable for very low-income tenants.
- B) Act as the bargaining agent with the apartment owners, managers and HUD on issues, which affect residents.
- C) Ensure tenants are not unjustly nor unfairly evicted nor harassed.
- D) Promote legislation and government action (local, state and national) beneficial to ver low income tenants.

ARTICLE III. MEMBERSHIP

Section I. Eligibility. All residents will be eligible to be members, except for any resident in the full or part-time employ of the apartment owner or manager or the US Department of HUD. Any member entering into such a position shall immediately resign from the organization and responsibly relinquish all tasks, materials and information.

ARTICLE IV. MEMBERSHIP MEETINGS

Section I. Meetings. Meetings of the Willie T. Wright Tenant Association may be called at any time by the Tenant Board and shall be called by the Secretary upon written application of three or more members.

Section 2. Notice. Notice of meetings shall be posted on the bulletin board at least 72 hours in advance. Notice of any meetings may be waived by any member, in writing, before and after any meeting.

Section 3. Quorum. 6 members shall constitute a quorum for carrying out the business of the organization.

Section 4. Powers and Responsibilities of Membership Meetings. At membership meetings, members shall,

- A) Elect Tenant Board members
- B) Vote of the adoption of these by-laws and any amendments to these by-laws.
- C) Keep and publish action minutes of each meeting, including number of members present at each meeting.
- D) Receive reports from the Tenant Board, the Secretary, and all committees.
- E) Set the overall policy of the Association through resolution and motions on actives

Section 5. Voting. Participation and Procedure.

- A) Each member shall have one vote
- B) Meetings shall follow the "Key Rules of Parliamentary Procedure".

ARTICLE V. TENANT BOARD

Section 1. Composition. The Tenant Board shall consist of six members of the association elected by the membership.

Section 2. Eligibility. Any member shall be eligible to serve as a Tenant Board Member.

Section 3. Terms of Office.

- A) Tenant Board Members shall be elected for three year terms.
- B) Initial elections shall take place at the same time as the adoption of these by-laws. In the initial election, two members will be elected for three year terms, two for two year terms, and two for one year terms so as to stagger future elections.
- C) Any vacancy of the Tenant Board shall be filled by appointment by the Tenant Board at its next meeting.
- D) ~~Those members who fill a vacancy will serve until the next election.~~

ARTICLE VI. TENANT BOARD MEETINGS

Section 1. Meetings. The Tenant Board may meet as often as necessary, but shall meet at least once a month

Section 2. Notice. Each Tenant Board member shall be given timely notice by phone or in writing.

Section 3. Quorum. One-third of the members of the Tenant Board shall constitute a quorum for conducting business.

Section 4. Procedure. The Tenant Board may adopt any procedure not inconsistent with these by-laws.

Section 5. Duties. The Tenant Board shall:

- A) Manage the affairs of the Association between membership meetings.
- B) Develop and recommend policy and program for the Association.
- C) Coordinate the work of the various committees of the Association.
- D) Report to every meeting of the membership on its activities.
- E) Represent the Association before the apartment owner, manager and HUD.

Section 6. Facilitation of Meetings. The same procedure of facilitation of membership meetings will apply to Tenant Board meetings.

ARTICLE VII. SECRETARY

Section 1. Selection. The Secretary shall be a volunteer confirmed by the majority of the Tenant Board

Section 2. Duties. The Secretary shall:

- A) Record the minutes of all general meetings and Tenant Board meetings.
- B) Make the Tenant Board's report at general membership meetings.
- C) Receive all Association mail, and turn it over to the concerned group or person.
- D) Handle all filing for the association.
- E) Compose and/or send any correspondence directed by motion of the membership of the Tenant Board or otherwise required.

ARTICLE VIII. COMMITTEES

Section 1. Forming Committees. The Tenant Board or membership shall form ~~committees on its own or as directed by membership at general meetings, to carry out the activities of the Association.~~

Section 2. Committee Membership. Any member shall be eligible to sit on any committee.

Section 3. Duties of Committees.

- A) Meet as often as necessary to carry out their duties.
- B) Make recommendations to the Tenant Board and the general membership meetings
- C) Carry out assigned tasks.

- D) Report to every regular membership meeting on their activities and to the Tenant Board on request.

ARTICLE IX. BYLAWS

Section 1. Adoption. These by-laws shall be adopted by a majority vote of the members at the first duly constituted meeting of members.

Section 2. Review. These by-laws shall be provisional and shall be reviewed and revised six months after their adoption, by the general membership.

Section 3. Amendments. Amendments to these by-laws shall be made by a majority vote of members present and voting at a duly constituted meeting of the membership, provided that every member has received at least five days notice of the changes being considered.

**AS A MEMBER OF THE WILLIE T. WRIGHT TENANT ASSOCIATION, I
HEREBY ACCEPT THESE BY-LAWS AND IN DOING SO AUTHORIZE THE
ASSOCIATION AS MY BARGAINING AGENT WITH THE APARTMENT
MANAGERS AND OWNERS AND THE DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT.**

SIGNATURE

NAME

APT #

PHONE #
